



Town of Simsbury

933 HOPMEADOW STREET
06070

P.O. BOX 495

SIMSBURY, CONNECTICUT

Subject to Approval

ZONING COMMISSION - REGULAR MEETING MINUTES

MONDAY, MARCH 07, 2022

The public hearing was web-based on Zoom at <https://zoom.us/j/2574297243>

Meeting ID: 257 429 7243

I. CALL TO ORDER - Chairman Ryan called the meeting to order at 7:00pm.

1. Appointment of Alternates: Tucker Salls

Present: David Ryan, Kevin Gray, Diane Madigan, Bruce Elliott, Anne Erickson, Laura Barkowski, Jackie Battos, Melissa Osborne, Tucker Salls

Absent: Donna Beinstein, Amber Abbuhl

II. APPROVAL OF MINUTES of the February 07, 2022 regular meeting minutes and the February 28, 2022 special meeting minutes

The Commission reviewed the February 07th meeting minutes. Mr. Gray stated the motion on line 18 should be removed. Mr. Gray noted line 152 should be revised to Ms. Madigan made a motion to approve application 21-29. Chairman Ryan stated on line 71 “discussion” should be changed to “discuss”. Mr. Gray made a motion to approve the minutes from February 7th as amended. Ms. Madigan seconded.

MOTION: All in favor, no opposed, no abstentions. (6-0-0)

The Commission tabled the approval of the minutes from the February 28, 2022 special meeting until the next meeting.

III. PUBLIC HEARING

1. Applications

1. None

IV. OLD BUSINESS

1. Applications

1. Application# 21-30 – of Dorset Crossing LLC, Applicant; David S. Ziaks P.E., Agent; Site Plan Approval for the construction of two multi-unit residential housing buildings on the property located at 115 & 130 Casterbridge Crossing (Assessor’s Map H04, Block 403 Lot 13A-G) Zone PAD.

Chairman Ryan read the application to the Commission. Mr. Ziaks introduced the application to the Commission for the plan titled “Crown Simsbury Apartments”. Mr. Elliott asked if the applicant could provide a copy of the originally approved master plan so the Commission could compare the changes made to the proposed plan. Mr. Ziaks displayed the master plan that was approved in 2012 and noted the plan included two apartment buildings on lots D and G with

44 a total of 72 units which was consistent with the proposal. Mr. Ziaks continued by highlighting the parking plan for
45 the development which included few above ground spaces with the majority of the parking being sustained by the
46 underground garages below both buildings. Mr. Ziaks described the response to the engineering comments regarding
47 the cul-de-sac parking. Mr. Ziaks stated the cul-de-sac maintenance would be the responsibility of the property
48 owners including the maintenance of sidewalks around the cul-de-sac and the landscaped island in the center of the
49 cul-de-sac. Ms. Battos inquired about the response to Town comments regarding turning radii for the cul-de-sac and
50 the parking lots. Mr. Ziaks stated the comments were addressed and Town staff was satisfied with the information
51 provided. Mr. Ziaks continued to describe the highlights of the landscape plan such as the use of native plantings
52 throughout the site to address Design Review Board comments. Mr. Ziaks noted the drainage plan was corrected to
53 reflect the comments made by Town Staff. Mr. Ziaks noted that the applicant upgraded the fire life safety systems in
54 the buildings to NFPA 13 to address the Fire Marshal's concerns. Mr. Ziaks stated that some Town comments were
55 still being addressed by his staff. Mr. Knisely described the exterior design facade as well as the interior layout of the
56 buildings. Mr. Salls inquired about the accommodations made for cyclists regarding bike racks and bike lanes
57 throughout the property. Mr. Lasalle noted that the property would feature adequate bike storage. Ms. Erickson asked
58 the bedroom count for the units. Mr. Brandt stated the units would be two-bedroom and could function as a three-
59 bedroom unit with the use of the multipurpose den area. Mr. Elliott asked about the percentage of parking that would
60 be accommodated by the underground garages. Mr. Ziaks reviewed the parking layout in the proposed plan. Mr. Gray
61 inquired about the elevation of the detached garages. Mr. Knisely stated they did not have them at the time of the
62 presentation. Ms. Madigan asked about the school district the proposed development would fall in. Mr. Lasalle noted
63 the project would be intended for a different market, but he did not have the school district information at the time of
64 the presentation. Chairman Ryan inquired about the memo email from Town staff regarding drainage concerns for
65 the project. Mr. Ziaks reviewed the outstanding issues with the Commission. Chairman Ryan noted that Town staff
66 would not provide a certificate of occupancy without the concerns being addressed. Mr. Gray made a motion to
67 approve application 21-30 subject to the satisfactory resolution to the issues of the Town Engineer in his memo dated
68 March 1st, 2022, that any modifications to the plan be submitted in writing to Town staff prior to implementation,
69 and that the applicant attends a preconstruction meeting on site with Town staff. Ms. Madigan seconded.
70

71 **MOTION:** All in favor, no opposed, no abstentions. (6-0-0)
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73 **V. NEW BUSINESS**

74 1. **Receipt of New Applications**

- 75 1. **Application #22-06** of Judy E. Rogers, Applicant; application for a site plan amendment pursuant
76 to Sections 3.5 of the Simsbury Zoning Regulations on accessory dwelling units for the purpose of
77 converting an existing room in the house to an attached 256sqft accessory dwelling unit within the
78 property located at 1 Rebecca Lane (Assessor's Map I02 Block 402 Lot 001). Zone R-15.
79

80 Chairman Ryan introduced the application to the Commission. Mr. Rogers described the need for the accessory
81 dwelling unit. Ms. Barkowski stated the application meets all zoning regulations for accessory dwelling units
82 including the shared utilities between the ADU and the main house. Mr. Gray made a motion to approve application
83 22-06 with the condition that an administrative zoning permit would be required. Ms. Erickson seconded.
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85 **MOTION:** All in favor, no opposed, no abstentions. (6-0-0)
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87 **VI. GENERAL COMMISSION BUSINESS**

88 1. **Appointments to Design Review Board**

89 a. **Appointment of Khamla Vorasane (12/06/2021 – 12/06/2025)**

90
91 Chairman Ryan discussed the qualifications for the Design Review Board and the bio for Khamla Vorasane. Ms.
92 Madigan made a motion to appoint Khamla Vorasane to the Design Review Board for a term of 12/06/21 –
93 12/06/25. Ms. Erickson seconded.
94

95 **MOTION:** All in favor, no opposed, no abstentions. (6-0-0)
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97 The Commission discussed returning to in person meetings.
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99 **VII. ADJOURNMENT**

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101 Mr. Gray made a motion to adjourn the meeting. Ms. Erickson seconded.
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103 **MOTION:** All in favor, no opposed, no abstentions. (6-0-0)
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105 Chairman Ryan adjourned the meeting at 8:04pm.
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107
108 Respectfully Submitted,
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110 Joseph Hollis, Acting Clerk
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